

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2006) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2007 Commission Summary

91 Webster

Residential Real Property - Current

Number of Sales	165	COD	17.84
Total Sales Price	\$ 5955932	PRD	105.28
Total Adj. Sales Price	\$ 5954632	COV	30.93
Total Assessed Value	\$ 5618190	STD	30.72
Avg. Adj. Sales Price	\$ 36088.68	Avg. Abs. Dev.	17.70
Avg. Assessed Value	\$ 34049.64	Min	35.05
Median	99.25	Max	280.62
Wgt. Mean	94.35	95% Median C.I.	98.21 to 100.02
Mean	99.33	95% Wgt. Mean C.I.	90.70 to 98.00
		95% Mean C.I.	94.64 to 104.02
% of Value of the Class of all Real Property Value in the County			19.02
% of Records Sold in the Study Period			10.26
% of Value Sold in the Study Period			10
Average Assessed Value of the Base			34,930

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	165	99.25	17.84	105.28
2006	147	99.25	15.67	103.08
2005	122	98.81	16.01	103.09
2004	128	97.79	23.10	103.61
2003	148	99	28.61	110.96
2002	152	100	30.12	115.1
2001	145	100	14.23	101.14

2007 Commission Summary

91 Webster

Commercial Real Property - Current

Number of Sales	18	COD	6.94
Total Sales Price	\$ 928900	PRD	102.21
Total Adj. Sales Price	\$ 625550	COV	11.94
Total Assessed Value	\$ 599370	STD	11.70
Avg. Adj. Sales Price	\$ 34752.78	Avg. Abs. Dev.	6.89
Avg. Assessed Value	\$ 33298.33	Min	78.77
Median	99.36	Max	134.00
Wgt. Mean	95.81	95% Median C.I.	95.48 to 100.41
Mean	97.93	95% Wgt. Mean C.I.	92.85 to 98.78
		95% Mean C.I.	92.12 to 103.75
% of Value of the Class of all Real Property Value in the County			6.29
% of Records Sold in the Study Period			7.56
% of Value Sold in the Study Period			3.23
Average Assessed Value of the Base			78,033

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	18	99.36	6.94	102.21
2006	21	96.13	13.93	95.73
2005	17	96.13	12.64	107.30
2004	22	100.24	15.90	104.21
2003	19	99	22.51	97.42
2002	28	100	17.96	101.04
2001	23	100	18.99	97.89

2007 Opinions of the Property Tax Administrator for Webster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

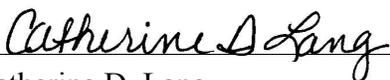
It is my opinion that the level of value of the class of residential real property in Webster County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Webster County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Webster County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Webster County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Webster County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Webster County has been achieved. Close to eighty percent of the total residential sales were identified as qualified sales. The measures of central tendency indicate that all three measures are within the acceptable range. Both the coefficient of dispersion and the price-related differential are slightly above the range. Neither of these qualitative measures would give cause for concern.

The difference in the movement and the base, as shown in tables III and IV illustrate the shift in the base from rural parcels that were classified as agricultural but now have been classified as residential due to their primary use determination. This lends support to the fact that this assessor is responsive to legislative changes. The 2007 assessment actions also detail the steps taken for the primary use determination.

Webster County has taken a proactive approach to assessment. Although their preliminary statistics were within the acceptable range, the county chose to implement new pricing for the whole residential class of property. The county also strives to comply with legislative changes as evidenced by their actions in the reclassification of their rural residential properties.

Webster County does an adequate job with their sales review. The assessor and staff leave the office for pick-up work and valuation reviews. The county is technologically adept and takes advantage of the tools available from their computer vendor. This county also undertook the change of electronic transfer of the supplemental worksheets in their order to keep up with technological advances. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Webster County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	211	165	78.2
2006	196	147	75
2005	175	122	69.71
2004	171	128	74.85
2003	195	148	75.9
2002	196	152	77.55
2001	187	145	77.54

RESIDENTIAL: The percentage of qualified residential sales indicates an increase when compared to the previous year. Table II illustrates Webster County determined 78.2% of the total residential sales to be qualified for use in setting values. The sales verification process in Webster County has been in place for a number of years and Webster County appears to be using a high percentage of sales.

**2007 Correlation Section
for Webster County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Webster County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.03	31.59	126.37	99.25
2006	91.82	4.88	96.3	99.25
2005	96.47	1.2	97.63	98.81
2004	97.64	-0.85	96.81	97.79
2003	100	-3.28	96.72	99
2002	100	5.96	105.96	100
2001	92	16.63	107.3	100

RESIDENTIAL: Table III indicates a large difference between the trended preliminary ratio and the R & O ratio. The movement in the assessed value base can be attributed to two major occurrences in Webster County. Webster County implemented new pricing which moved both the sales file as well as the base. The second item would be a shift of parcels previously classified as agricultural but now they have been determined to be residential due to “primary use”; well over 100 parcels changed from the ag base to residential base which caused the base to move disproportionately when compared to the sales file. Based on the solid assessment practices in Webster County, I believe the assessed level of value in Webster County for Residential property to be around 99% of the market value.

**2007 Correlation Section
for Webster County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Webster County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
7.62	2007	31.59
12.24	2006	4.88
3.73	2005	1.2
1.14	2004	-0.85
2.11	2003	-3.28
4.36	2002	5.96
13.12	2001	16.63

RESIDENTIAL: As explained in Table III there was disproportionate movement between the assessed values in the sales file and the residential assessment base values. Table IV illustrates the same unequal movement between the sales file and the base caused by a shift in classification.

2007 Correlation Section for Webster County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Webster County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	99.25	94.35	99.33

RESIDENTIAL: The measures of central tendency shown in table 5 reflect that the median, weighted mean and mean for the qualified residential sales file are all within the acceptable level of value. This is another indication that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Webster County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	17.84	105.28
Difference	2.84	2.28

RESIDENTIAL: The coefficient of dispersion and price-related differential are both slightly above the range. These qualitative measures sufficiently support each other to indicate that Webster County has achieved a general level of good assessment uniformity for the residential property class as a whole.

**2007 Correlation Section
for Webster County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	170	165	-5
Median	96.03	99.25	3.22
Wgt. Mean	89.13	94.35	5.22
Mean	97.20	99.33	2.13
COD	27.34	17.84	-9.5
PRD	109.06	105.28	-3.78
Min Sales Ratio	16.20	35.05	18.85
Max Sales Ratio	680.00	280.62	-399.38

RESIDENTIAL: A review of Table VII indicates five sales were removed from the qualified residential roster. Of these sales four moved into the improved agricultural sales file and remained qualified. One sale was removed due and exchange of property being involved in the sale. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Webster County.

**2007 Correlation Section
for Webster County**

Commerical Real Property

I. Correlation

COMMERCIAL: A review of the 2007 Commercial statistics indicates that an accurate measurement of the commercial property in Webster County has been achieved. The measures of central tendency indicate that all three measures are within the acceptable range. In addition, both the coefficient of dispersion and the price-related differential are within the range.

As explained, the difference in the movement and the base, as shown in tables III and IV illustrate are the result of very few commercial sales, the repricing of the class of property and a missing personal property adjustment.

Webster County has taken a proactive approach to assessment. Although their preliminary statistics were within the acceptable range, the county chose to implement new pricing for the whole commercial class of property.

Webster County does an adquate job with their sales review. The assessor and staff leave the office for pick-up work and valuation reviews. The county is technologically adept and takes advantage of the tools available from their computer vendor. This county also undertook the change of electronic transfer of the supplemental worksheets in their order to keep up with technological advances. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

**2007 Correlation Section
for Webster County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	33	18	54.55
2006	38	21	55.26
2005	31	17	54.84
2004	34	22	64.71
2003	27	19	70.37
2002	34	28	82.35
2001	28	23	82.14

COMMERCIAL: The percentage of qualified commercial sales indicates little change when compared to the previous two years. Table II illustrates that there was a decrease in the number of total commercial sales in Webster County; however the percentage of qualified sales stayed relatively the same at 54.55%. The sales verification process in this county has been in place for a number of years and Webster County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Webster County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Webster County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	92.86	-0.6	92.3	99.36
2006	94.68	1.82	96.4	96.13
2005	93.93	2.09	95.89	96.13
2004	100.41	-3.07	97.32	100.24
2003	100	-3.78	96.22	99
2002	100	16.74	116.74	100
2001	61	17.87	71.9	100

COMMERCIAL: Table III indicates a difference between the trended preliminary ratio and the R & O ratio. Due to a disproportionate representation in the value of the sales in the sales file compared to the value of the commercial base, the difference between the trended preliminary ratio and the R & O median is over 6 percentage points. Both numbers are within the range however and lend support that the median for this class of property is at an acceptable level of value.

**2007 Correlation Section
for Webster County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Webster County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
130.68	2007	-0.6
26.89	2006	1.82
114.98	2005	2.09
0	2004	-3.07
-11.21	2003	-3.78
75.01	2002	16.74
27.62	2001	17.87

COMMERCIAL: Table IV illustrates a very large disproportionate movement between the sales file and the commercial base of property. The statistics in table IV are calculated from the changed in the aggregate in last 12 months of sales. Within the past year the Webster County assessor began the process of electronic transfer of supplemental worksheets to the department. As a result, one sale during this time frame did not receive a significant personal property adjustment that was included with the sale information filed with the 521. The adjustment, \$150,000.00, was equal to approximately twenty-five percent of the total adjusted sales price for the class. The missing adjustment was discovered after the preliminary statistics were run and then corrected for the final statistics. The large disparity between the two statistics may be attributed to this adjustment, as well as the complete repricing done on all commercial property in Webster County.

2007 Correlation Section for Webster County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Webster County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	99.36	95.81	97.93

COMMERCIAL: The measures of central tendency shown in table 5 reflect that the median, weighted mean and mean for the qualified commercial sales file are all within the acceptable level of value. This is an indication that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Webster County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	6.94	102.21
Difference	0	0

COMMERCIAL: Table VI illustrates that both the coefficient of dispersion and the price-related differential are within the range. These qualitative measures strongly support each other to indicate that Webster County has achieved a general level of good assessment uniformity for the commercial property class as a whole.

**2007 Correlation Section
for Webster County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	18	18	0
Median	92.86	99.36	6.5
Wgt. Mean	73.61	95.81	22.2
Mean	115.06	97.93	-17.13
COD	55.80	6.94	-48.86
PRD	156.30	102.21	-54.09
Min Sales Ratio	14.21	78.77	64.56
Max Sales Ratio	669.00	134.00	-535

COMMERCIAL: The preliminary statistics and the final R & O statistics show no changes in the number of sales. There are changes in the remaining statistics which are supported by the reported assessment actions discussing the complete repricing of the commercial class of property in Webster County. The statistical measurements appear to be a realistic reflection of these assessment actions taken in Webster County.

**2007 County Abstract of Assessment for Real Property, Form 45 Compared with the
2006 Certificate of Taxes Levied (CTL)**

91 Webster

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	42,008,950	56,083,415	14,074,465	33.5	887,649	31.39
2. Recreational	0	83,715	83,715		0	
3. Ag-Homesite Land, Ag-Res Dwellings	32,019,205	26,038,305	-5,980,900	-18.68	*-----	-18.68
4. Total Residential (sum lines 1-3)	74,028,155	82,205,435	8,177,280	11.05	887,649	9.85
5. Commercial	17,906,950	18,571,765	664,815	3.71	772,595	-0.6
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	6,644,245	7,296,860	652,615	9.82	557,187	1.44
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	24,551,195	25,868,625	1,317,430	5.37	772,595	2.22
10. Total Non-Agland Real Property	98,579,350	108,074,130	9,494,780	9.63	2,217,431	7.38
11. Irrigated	70,249,795	71,226,825	977,030	1.39		
12. Dryland	71,105,150	71,236,325	131,175	0.18		
13. Grassland	53,676,465	76,015,785	22,339,320	41.62		
14. Wasteland	474,955	483,190	8,235	1.73		
15. Other Agland	6,710	315	-6,395	-95.31		
16. Total Agricultural Land	195,513,075	218,962,440	23,449,365	11.99		
17. Total Value of All Real Property (Locally Assessed)	294,092,425	327,036,570	32,944,145	11.2	2,217,431	10.45

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	165	MEDIAN:	99	COV:	30.93	95% Median C.I.:	98.21 to 100.02
TOTAL Sales Price:	5,955,932	WGT. MEAN:	94	STD:	30.72	95% Wgt. Mean C.I.:	90.70 to 98.00
TOTAL Adj.Sales Price:	5,954,632	MEAN:	99	AVG.ABS.DEV:	17.70	95% Mean C.I.:	94.64 to 104.02
TOTAL Assessed Value:	5,618,190						
AVG. Adj. Sales Price:	36,088	COD:	17.84	MAX Sales Ratio:	280.62		
AVG. Assessed Value:	34,049	PRD:	105.28	MIN Sales Ratio:	35.05		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	22	100.23	101.60	99.06	12.91	102.57	63.34	155.94	94.83 to 107.79	43,040	42,635
10/01/04 TO 12/31/04	17	101.25	118.48	99.24	23.53	119.38	83.98	280.62	93.81 to 115.50	27,675	27,466
01/01/05 TO 03/31/05	17	99.68	109.98	97.77	29.33	112.50	55.26	235.67	80.40 to 117.29	28,394	27,760
04/01/05 TO 06/30/05	26	99.85	94.75	95.19	17.69	99.54	48.76	134.57	87.36 to 103.01	31,809	30,278
07/01/05 TO 09/30/05	22	99.77	98.86	95.07	11.64	103.98	74.21	138.67	86.10 to 105.17	33,983	32,309
10/01/05 TO 12/31/05	13	95.39	87.96	88.22	14.05	99.71	53.40	111.90	70.60 to 101.80	46,269	40,817
01/01/06 TO 03/31/06	19	96.64	102.38	97.70	18.33	104.79	66.14	196.20	87.58 to 114.14	39,234	38,331
04/01/06 TO 06/30/06	29	97.84	87.71	86.89	16.93	100.94	35.05	128.18	81.63 to 99.44	39,065	33,944
____Study Years____											
07/01/04 TO 06/30/05	82	100.05	104.67	97.69	20.09	107.14	48.76	280.62	98.57 to 102.40	33,257	32,488
07/01/05 TO 06/30/06	83	98.24	94.06	91.53	15.49	102.76	35.05	196.20	94.28 to 99.89	38,885	35,591
____Calendar Yrs____											
01/01/05 TO 12/31/05	78	99.63	98.10	94.05	18.00	104.31	48.76	235.67	95.39 to 100.83	34,088	32,058
____ALL____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	19	99.89	95.92	88.08	20.00	108.90	56.81	155.94	71.23 to 105.57	19,757	17,402
BLUE HILL	42	99.95	100.41	99.00	6.46	101.43	75.00	128.18	98.90 to 100.53	60,454	59,849
COWLES	3	100.00	100.03	99.90	0.53	100.13	99.25	100.83	N/A	3,200	3,196
GUIDE ROCK	19	93.14	95.14	80.21	22.06	118.62	55.26	206.67	74.55 to 105.70	13,989	11,220
INAVALE	2	92.43	92.43	87.59	6.84	105.52	86.10	98.75	N/A	8,500	7,445
RED CLOUD	71	98.57	102.33	95.82	24.52	106.80	35.05	280.62	95.39 to 101.20	28,834	27,627
RURAL	9	99.45	87.98	82.03	14.99	107.25	54.85	108.00	57.30 to 103.01	77,833	63,845
____ALL____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	153	99.31	100.15	96.11	18.19	104.20	35.05	280.62	98.21 to 100.13	33,706	32,394
2	3	90.33	90.67	93.67	6.35	96.80	82.23	99.45	N/A	101,666	95,230
3	9	98.75	88.33	76.36	14.66	115.68	54.85	108.00	57.30 to 103.01	54,722	41,785
____ALL____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PA&T 2007 R&O Statistics

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	165	MEDIAN:	99	COV:	30.93	95% Median C.I.:	98.21 to 100.02
TOTAL Sales Price:	5,955,932	WGT. MEAN:	94	STD:	30.72	95% Wgt. Mean C.I.:	90.70 to 98.00
TOTAL Adj.Sales Price:	5,954,632	MEAN:	99	AVG.ABS.DEV:	17.70	95% Mean C.I.:	94.64 to 104.02
TOTAL Assessed Value:	5,618,190						
AVG. Adj. Sales Price:	36,088	COD:	17.84	MAX Sales Ratio:	280.62		
AVG. Assessed Value:	34,049	PRD:	105.28	MIN Sales Ratio:	35.05		

(!: AVTot=0)

(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	146	99.18	98.62	95.62	16.28	103.13	44.04	280.62	97.84 to 100.09	39,209	37,492
2	19	100.00	104.80	62.68	29.59	167.20	35.05	235.67	74.55 to 111.33	12,110	7,590
ALL											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	163	99.25	99.58	95.54	17.76	104.23	35.05	280.62	98.21 to 100.02	35,437	33,857
06	1	54.85	54.85	54.85			54.85	54.85	N/A	175,000	95,985
07	1	102.98	102.98	102.98			102.98	102.98	N/A	3,394	3,495
ALL											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	19	100.00	98.00	91.71	17.92	106.85	56.81	155.94	80.81 to 105.57	22,126	20,292
65-0005											
65-0011	19	93.14	95.14	80.21	22.06	118.62	55.26	206.67	74.55 to 105.70	13,989	11,220
91-0002	78	98.52	100.65	92.48	23.84	108.83	35.05	280.62	93.81 to 100.77	31,362	29,005
91-0074	49	99.90	99.37	97.69	6.97	101.72	57.30	128.18	99.10 to 100.53	57,595	56,266
NonValid School											
ALL											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	165	MEDIAN:	99	COV:	30.93	95% Median C.I.:	98.21 to 100.02
TOTAL Sales Price:	5,955,932	WGT. MEAN:	94	STD:	30.72	95% Wgt. Mean C.I.:	90.70 to 98.00
TOTAL Adj.Sales Price:	5,954,632	MEAN:	99	AVG.ABS.DEV:	17.70	95% Mean C.I.:	94.64 to 104.02
TOTAL Assessed Value:	5,618,190						
AVG. Adj. Sales Price:	36,088	COD:	17.84	MAX Sales Ratio:	280.62		
AVG. Assessed Value:	34,049	PRD:	105.28	MIN Sales Ratio:	35.05		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	23	100.00	107.18	67.77	30.72	158.16	35.05	235.67	81.63 to 110.00	11,482	7,781
Prior TO 1860											
1860 TO 1899	29	95.47	87.77	88.36	18.73	99.33	44.04	132.61	70.60 to 100.25	36,074	31,875
1900 TO 1919	63	98.33	102.12	95.43	22.40	107.01	49.71	280.62	93.81 to 104.50	31,007	29,590
1920 TO 1939	16	99.85	98.45	99.37	6.79	99.08	58.84	116.94	94.83 to 105.57	38,918	38,673
1940 TO 1949	3	86.10	90.51	94.01	5.33	96.28	85.83	99.61	N/A	36,666	34,470
1950 TO 1959	5	99.68	99.56	99.41	0.81	100.15	98.47	101.20	N/A	29,000	28,829
1960 TO 1969	11	99.74	99.74	97.44	8.27	102.36	75.00	128.72	86.25 to 108.35	77,645	75,657
1970 TO 1979	12	99.70	100.32	99.17	4.28	101.16	90.06	116.09	98.17 to 103.33	60,382	59,880
1980 TO 1989	1	99.44	99.44	99.44			99.44	99.44	N/A	114,500	113,855
1990 TO 1994											
1995 TO 1999	2	100.18	100.18	99.68	1.07	100.50	99.10	101.25	N/A	60,000	59,807
2000 TO Present											
ALL	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	23	111.33	132.00	127.43	35.33	103.58	56.81	280.62	99.25 to 138.67	2,125	2,708
5000 TO 9999	21	96.62	95.74	98.66	19.57	97.03	53.40	162.50	80.40 to 104.50	6,659	6,570
Total \$											
1 TO 9999	44	100.00	114.69	106.11	30.53	108.08	53.40	280.62	96.62 to 113.50	4,289	4,551
10000 TO 29999	50	98.22	90.88	88.48	18.24	102.71	35.05	134.43	87.58 to 101.80	19,117	16,914
30000 TO 59999	34	98.25	95.42	95.69	10.02	99.72	55.87	128.18	95.39 to 100.77	45,016	43,075
60000 TO 99999	26	99.24	96.91	96.58	9.67	100.34	57.30	128.72	92.28 to 100.11	72,057	69,595
100000 TO 149999	9	100.33	97.92	97.38	4.55	100.55	75.00	105.44	96.30 to 103.01	118,444	115,341
150000 TO 249999	2	77.15	77.15	76.49	28.90	100.86	54.85	99.45	N/A	170,000	130,037
ALL	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	165	MEDIAN:	99	COV:	30.93	95% Median C.I.:	98.21 to 100.02
TOTAL Sales Price:	5,955,932	WGT. MEAN:	94	STD:	30.72	95% Wgt. Mean C.I.:	90.70 to 98.00
TOTAL Adj.Sales Price:	5,954,632	MEAN:	99	AVG.ABS.DEV:	17.70	95% Mean C.I.:	94.64 to 104.02
TOTAL Assessed Value:	5,618,190						
AVG. Adj. Sales Price:	36,088	COD:	17.84	MAX Sales Ratio:	280.62		
AVG. Assessed Value:	34,049	PRD:	105.28	MIN Sales Ratio:	35.05		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	29	99.25	110.77	89.85	35.57	123.28	35.05	280.62	81.63 to 111.33	3,061	2,750
5000 TO 9999	16	100.00	106.61	98.65	21.60	108.07	44.04	207.00	91.87 to 127.75	7,181	7,084
Total \$ _____											
1 TO 9999	45	99.90	109.29	94.81	30.48	115.27	35.05	280.62	91.87 to 108.00	4,526	4,291
10000 TO 29999	53	98.22	94.26	89.37	18.18	105.48	48.76	162.50	87.58 to 102.17	20,169	18,025
30000 TO 59999	33	97.21	92.30	90.33	10.16	102.18	55.87	116.09	92.96 to 100.25	50,056	45,215
60000 TO 99999	23	100.02	101.21	97.57	8.56	103.73	54.85	128.72	99.10 to 103.33	74,526	72,718
100000 TO 149999	10	100.38	100.23	99.13	6.16	101.11	75.00	121.10	96.30 to 105.44	115,100	114,100
150000 TO 249999	1	99.45	99.45	99.45			99.45	99.45	N/A	165,000	164,090
ALL _____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	100.00	117.68	70.15	39.34	167.76	35.05	280.62	84.70 to 111.33	10,723	7,522
10	1	56.81	56.81	56.81			56.81	56.81	N/A	4,700	2,670
20	64	98.40	94.79	90.88	19.47	104.31	44.04	162.50	90.00 to 100.25	21,506	19,544
30	70	99.25	96.98	95.95	8.97	101.07	55.87	128.18	97.21 to 100.13	54,085	51,894
40	5	102.10	107.15	104.72	6.68	102.32	99.45	128.72	N/A	103,900	108,807
ALL _____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	100.00	117.68	70.15	39.34	167.76	35.05	280.62	84.70 to 111.33	10,723	7,522
100	3	101.25	101.16	101.30	1.23	99.87	99.25	102.98	N/A	12,631	12,795
101	93	98.90	95.35	94.99	13.94	100.38	44.04	162.50	96.62 to 99.74	38,108	36,199
102	14	100.40	98.78	97.57	9.39	101.24	57.30	121.10	92.56 to 111.90	71,346	69,614
104	30	96.07	96.45	95.01	17.58	101.52	48.76	155.94	87.58 to 104.50	36,858	35,019
ALL _____											
	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	165	MEDIAN:	99	COV:	30.93	95% Median C.I.:	98.21 to 100.02
TOTAL Sales Price:	5,955,932	WGT. MEAN:	94	STD:	30.72	95% Wgt. Mean C.I.:	90.70 to 98.00
TOTAL Adj.Sales Price:	5,954,632	MEAN:	99	AVG.ABS.DEV:	17.70	95% Mean C.I.:	94.64 to 104.02
TOTAL Assessed Value:	5,618,190						
AVG. Adj. Sales Price:	36,088	COD:	17.84	MAX Sales Ratio:	280.62		
AVG. Assessed Value:	34,049	PRD:	105.28	MIN Sales Ratio:	35.05		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	100.00	117.68	70.15	39.34	167.76	35.05	280.62	84.70 to 111.33	10,723	7,522
10	14	98.16	97.20	91.23	20.08	106.55	44.04	155.94	80.40 to 116.00	6,153	5,613
20	36	95.72	94.75	88.79	18.89	106.71	48.76	162.50	85.83 to 102.98	19,623	17,422
30	83	99.16	95.81	95.49	11.71	100.34	49.71	138.18	97.21 to 100.13	48,981	46,770
40	7	99.45	103.41	101.67	4.96	101.71	96.30	128.72	96.30 to 128.72	118,357	120,335
ALL	165	99.25	99.33	94.35	17.84	105.28	35.05	280.62	98.21 to 100.02	36,088	34,049

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	18	MEDIAN:	99	COV:	11.94	95% Median C.I.:	95.48 to 100.41
TOTAL Sales Price:	928,900	WGT. MEAN:	96	STD:	11.70	95% Wgt. Mean C.I.:	92.85 to 98.78
TOTAL Adj.Sales Price:	625,550	MEAN:	98	AVG.ABS.DEV:	6.89	95% Mean C.I.:	92.12 to 103.75
TOTAL Assessed Value:	599,370						
AVG. Adj. Sales Price:	34,752	COD:	6.94	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	33,298	PRD:	102.21	MIN Sales Ratio:	78.77		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	95.89	94.70	96.33	5.46	98.31	86.25	101.95	N/A	88,966	85,698
07/01/04 TO 09/30/04	3	99.80	93.75	92.57	6.47	101.27	81.03	100.41	N/A	25,566	23,666
10/01/04 TO 12/31/04	3	99.36	99.41	99.19	0.38	100.23	98.87	100.00	N/A	24,983	24,780
01/01/05 TO 03/31/05	2	102.23	102.23	101.99	2.33	100.24	99.85	104.61	N/A	24,500	24,987
04/01/05 TO 06/30/05	1	103.46	103.46	103.46			103.46	103.46	N/A	25,000	25,865
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	91.50	91.50	92.55	4.36	98.86	87.51	95.48	N/A	23,750	21,980
01/01/06 TO 03/31/06	1	134.00	134.00	134.00			134.00	134.00	N/A	500	670
04/01/06 TO 06/30/06	3	96.22	91.45	89.96	7.13	101.66	78.77	99.36	N/A	28,333	25,488
____Study Years____											
07/01/03 TO 06/30/04	3	95.89	94.70	96.33	5.46	98.31	86.25	101.95	N/A	88,966	85,698
07/01/04 TO 06/30/05	9	99.85	98.60	98.02	3.27	100.59	81.03	104.61	98.87 to 103.46	25,072	24,575
07/01/05 TO 06/30/06	6	95.85	98.56	91.05	11.79	108.25	78.77	134.00	78.77 to 134.00	22,166	20,182
____Calendar Yrs____											
01/01/04 TO 12/31/04	9	99.36	95.95	96.15	4.49	99.79	81.03	101.95	86.25 to 100.41	46,505	44,715
01/01/05 TO 12/31/05	5	99.85	98.18	98.60	5.02	99.58	87.51	104.61	N/A	24,300	23,960
____ALL____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	8	99.36	95.61	95.28	4.80	100.35	81.03	101.95	81.03 to 101.95	24,275	23,128
RED CLOUD	8	99.36	100.25	96.07	10.29	104.35	78.77	134.00	78.77 to 134.00	21,856	20,997
RURAL	2	97.94	97.94	96.05	2.10	101.98	95.89	100.00	N/A	128,250	123,180
____ALL____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	99.36	97.93	95.65	7.55	102.38	78.77	134.00	87.51 to 101.95	23,065	22,063
3	2	97.94	97.94	96.05	2.10	101.98	95.89	100.00	N/A	128,250	123,180
____ALL____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	18	MEDIAN:	99	COV:	11.94	95% Median C.I.:	95.48 to 100.41
TOTAL Sales Price:	928,900	WGT. MEAN:	96	STD:	11.70	95% Wgt. Mean C.I.:	92.85 to 98.78
TOTAL Adj.Sales Price:	625,550	MEAN:	98	AVG.ABS.DEV:	6.89	95% Mean C.I.:	92.12 to 103.75
TOTAL Assessed Value:	599,370						
AVG. Adj. Sales Price:	34,752	COD:	6.94	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	33,298	PRD:	102.21	MIN Sales Ratio:	78.77		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	99.36	96.17	95.72	5.08	100.47	78.77	104.61	95.48 to 100.41	40,976	39,223
2	3	100.00	106.75	101.06	15.92	105.64	86.25	134.00	N/A	3,633	3,671
ALL	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
65-0005											
65-0011											
91-0002	10	97.55	99.34	95.93	9.04	103.55	78.77	134.00	86.25 to 104.61	45,135	43,298
91-0074	7	99.36	95.63	95.24	4.93	100.41	81.03	101.95	81.03 to 101.95	23,457	22,340
NonValid School											
ALL	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	93.13	93.13	99.47	7.38	93.62	86.25	100.00	N/A	5,200	5,172
Prior TO 1860											
1860 TO 1899	1	100.41	100.41	100.41			100.41	100.41	N/A	13,500	13,555
1900 TO 1919	11	99.36	101.55	98.57	5.74	103.02	87.51	134.00	95.48 to 104.61	24,104	23,760
1920 TO 1939											
1940 TO 1949	1	95.89	95.89	95.89			95.89	95.89	N/A	246,500	236,360
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	81.03	81.03	81.03			81.03	81.03	N/A	30,000	24,310
1990 TO 1994											
1995 TO 1999	2	91.11	91.11	89.06	13.55	102.31	78.77	103.46	N/A	30,000	26,717
2000 TO Present											
ALL	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

PA&T 2007 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	18	MEDIAN:	99	COV:	11.94	95% Median C.I.:	95.48 to 100.41
TOTAL Sales Price:	928,900	WGT. MEAN:	96	STD:	11.70	95% Wgt. Mean C.I.:	92.85 to 98.78
TOTAL Adj.Sales Price:	625,550	MEAN:	98	AVG.ABS.DEV:	6.89	95% Mean C.I.:	92.12 to 103.75
TOTAL Assessed Value:	599,370						
AVG. Adj. Sales Price:	34,752	COD:	6.94	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	33,298	PRD:	102.21	MIN Sales Ratio:	78.77		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	110.13	110.13	112.78	21.68	97.65	86.25	134.00	N/A	450	507
Total \$ _____											
1 TO 9999	2	110.13	110.13	112.78	21.68	97.65	86.25	134.00	N/A	450	507
10000 TO 29999	10	99.93	99.27	99.45	2.82	99.83	87.51	104.61	96.22 to 103.46	21,000	20,883
30000 TO 59999	5	95.48	90.79	91.09	8.14	99.68	78.77	99.80	N/A	33,630	30,632
150000 TO 249999	1	95.89	95.89	95.89			95.89	95.89	N/A	246,500	236,360
ALL _____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	110.13	110.13	112.78	21.68	97.65	86.25	134.00	N/A	450	507
Total \$ _____											
1 TO 9999	2	110.13	110.13	112.78	21.68	97.65	86.25	134.00	N/A	450	507
10000 TO 29999	13	99.36	96.00	94.87	5.57	101.19	78.77	104.61	87.51 to 101.95	23,461	22,258
30000 TO 59999	2	99.34	99.34	99.30	0.47	100.04	98.87	99.80	N/A	36,575	36,317
150000 TO 249999	1	95.89	95.89	95.89			95.89	95.89	N/A	246,500	236,360
ALL _____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	99.36	95.20	99.39	4.61	95.79	86.25	100.00	N/A	11,800	11,728
10	1	99.36	99.36	99.36			99.36	99.36	N/A	25,000	24,840
15	1	98.87	98.87	98.87			98.87	98.87	N/A	39,950	39,500
20	13	99.80	98.38	95.17	8.43	103.37	78.77	134.00	87.51 to 103.46	40,400	38,449
ALL _____											
	18	99.36	97.93	95.81	6.94	102.21	78.77	134.00	95.48 to 100.41	34,752	33,298

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	18	MEDIAN:	99	COV:	11.94	95% Median C.I.:	95.48 to 100.41
TOTAL Sales Price:	928,900	WGT. MEAN:	96	STD:	11.70	95% Wgt. Mean C.I.:	92.85 to 98.78
TOTAL Adj.Sales Price:	625,550	MEAN:	98	AVG.ABS.DEV:	6.89	95% Mean C.I.:	92.12 to 103.75
TOTAL Assessed Value:	599,370						
AVG. Adj. Sales Price:	34,752	COD:	6.94	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	33,298	PRD:	102.21	MIN Sales Ratio:	78.77		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	93.13	93.13	99.47	7.38	93.62	86.25	100.00	N/A	5,200	5,172
300	1	95.89	95.89	95.89			95.89	95.89	N/A	246,500	236,360
304	1	99.80	99.80	99.80			99.80	99.80	N/A	33,200	33,135
305	2	99.36	99.36	99.36	0.00	100.00	99.36	99.36	N/A	25,000	24,840
332	1	98.87	98.87	98.87			98.87	98.87	N/A	39,950	39,500
344	3	100.41	100.41	100.21	2.79	100.21	96.22	104.61	N/A	20,166	20,208
350	1	81.03	81.03	81.03			81.03	81.03	N/A	30,000	24,310
353	3	95.48	95.48	96.31	5.57	99.14	87.51	103.46	N/A	24,166	23,275
384	1	99.85	99.85	99.85			99.85	99.85	N/A	27,000	26,960
386	1	78.77	78.77	78.77			78.77	78.77	N/A	35,000	27,570
391	1	134.00	134.00	134.00			134.00	134.00	N/A	500	670
406	1	101.95	101.95	101.95			101.95	101.95	N/A	20,000	20,390
<u>ALL</u>	<u>18</u>	<u>99.36</u>	<u>97.93</u>	<u>95.81</u>	<u>6.94</u>	<u>102.21</u>	<u>78.77</u>	<u>134.00</u>	<u>95.48 to 100.41</u>	<u>34,752</u>	<u>33,298</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	103.46	103.46	103.46			103.46	103.46	N/A	25,000	25,865
03	17	99.36	97.61	95.50	7.10	102.21	78.77	134.00	87.51 to 100.41	35,326	33,735
04											
<u>ALL</u>	<u>18</u>	<u>99.36</u>	<u>97.93</u>	<u>95.81</u>	<u>6.94</u>	<u>102.21</u>	<u>78.77</u>	<u>134.00</u>	<u>95.48 to 100.41</u>	<u>34,752</u>	<u>33,298</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	170	MEDIAN:	96	COV:	59.19	95% Median C.I.:	90.81 to 99.48
TOTAL Sales Price:	6,125,232	WGT. MEAN:	89	STD:	57.54	95% Wgt. Mean C.I.:	84.89 to 93.36
TOTAL Adj.Sales Price:	6,123,482	MEAN:	97	AVG.ABS.DEV:	26.26	95% Mean C.I.:	88.55 to 105.85
TOTAL Assessed Value:	5,457,770						
AVG. Adj. Sales Price:	36,020	COD:	27.34	MAX Sales Ratio:	680.00		
AVG. Assessed Value:	32,104	PRD:	109.06	MIN Sales Ratio:	16.20		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	22	98.55	97.70	98.54	11.93	99.14	62.21	142.82	87.56 to 105.30	43,040	42,412
10/01/04 TO 12/31/04	18	94.46	98.55	93.34	15.35	105.58	53.33	156.67	83.82 to 102.32	28,390	26,498
01/01/05 TO 03/31/05	18	100.76	91.59	91.75	22.01	99.82	16.20	126.06	73.50 to 111.63	28,927	26,542
04/01/05 TO 06/30/05	28	98.61	89.93	89.93	20.08	100.00	27.80	172.39	84.39 to 100.83	32,751	29,455
07/01/05 TO 09/30/05	22	94.61	96.79	88.73	23.69	109.09	44.69	204.70	75.73 to 106.00	33,983	30,152
10/01/05 TO 12/31/05	14	96.03	114.19	89.12	41.31	128.13	41.10	305.00	75.80 to 130.15	42,985	38,307
01/01/06 TO 03/31/06	19	87.05	99.31	86.90	28.41	114.29	61.43	243.00	74.29 to 106.33	39,234	34,093
04/01/06 TO 06/30/06	29	83.71	97.23	79.25	54.69	122.69	16.95	680.00	57.30 to 103.97	39,065	30,958
____Study Years____											
07/01/04 TO 06/30/05	86	98.99	94.07	93.68	17.48	100.42	16.20	172.39	93.86 to 99.96	33,670	31,541
07/01/05 TO 06/30/06	84	89.85	100.41	85.05	38.35	118.06	16.95	680.00	81.61 to 97.55	38,426	32,681
____Calendar Yrs____											
01/01/05 TO 12/31/05	82	98.84	96.28	89.77	24.92	107.25	16.20	305.00	91.19 to 100.83	33,990	30,514
____ALL____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	94.45	94.45	94.45			94.45	94.45	N/A	65,000	61,390
BLADEN	19	95.62	93.01	93.91	25.18	99.04	24.57	172.39	78.02 to 103.97	19,757	18,554
BLUE HILL	41	97.75	101.52	91.13	20.16	111.41	71.03	243.00	85.43 to 102.48	60,343	54,989
COWLES	3	100.83	88.28	108.18	31.74	81.60	34.00	130.00	N/A	3,200	3,461
GUIDE ROCK	19	99.70	125.15	78.13	54.17	160.18	37.96	680.00	74.29 to 120.68	13,989	10,930
INAVALE	2	99.05	99.05	99.85	1.06	99.20	98.00	100.10	N/A	8,500	8,487
RED CLOUD	72	93.93	92.11	91.83	25.49	100.31	16.95	305.00	84.39 to 100.27	28,438	26,113
RURAL	13	88.34	79.06	77.57	27.90	101.92	16.20	132.80	44.69 to 99.75	66,850	51,853
____ALL____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	154	96.03	98.81	91.16	27.83	108.40	16.95	680.00	90.91 to 99.70	33,489	30,528
2	3	81.71	85.79	90.07	9.11	95.25	76.66	99.00	N/A	101,666	91,573
3	13	98.00	80.78	72.87	24.32	110.86	16.20	132.80	44.69 to 100.10	50,850	37,055
____ALL____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	170	MEDIAN:	96	COV:	59.19	95% Median C.I.:	90.81 to 99.48
TOTAL Sales Price:	6,125,232	WGT. MEAN:	89	STD:	57.54	95% Wgt. Mean C.I.:	84.89 to 93.36
TOTAL Adj.Sales Price:	6,123,482	MEAN:	97	AVG.ABS.DEV:	26.26	95% Mean C.I.:	88.55 to 105.85
TOTAL Assessed Value:	5,457,770						
AVG. Adj. Sales Price:	36,020	COD:	27.34	MAX Sales Ratio:	680.00		
AVG. Assessed Value:	32,104	PRD:	109.06	MIN Sales Ratio:	16.20		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	152	96.03	96.75	90.71	23.76	106.65	24.57	680.00	90.91 to 99.00	38,777	35,174
2	18	98.16	101.07	48.50	56.35	208.39	16.20	305.00	39.49 to 132.80	12,738	6,178
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	167	95.62	97.39	90.51	27.41	107.60	16.20	680.00	90.81 to 99.00	35,356	31,999
06	1	39.49	39.49	39.49			39.49	39.49	N/A	175,000	69,110
07	2	110.77	110.77	101.79	9.59	108.82	100.15	121.39	N/A	21,972	22,365
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	19	95.62	94.85	95.40	23.25	99.43	24.57	172.39	80.92 to 103.97	22,126	21,107
65-0005	1	99.75	99.75	99.75			99.75	99.75	N/A	38,000	37,905
65-0011	19	99.70	125.15	78.13	54.17	160.18	37.96	680.00	74.29 to 120.68	13,989	10,930
91-0002	80	93.93	91.30	87.59	25.38	104.24	16.95	305.00	84.22 to 100.09	31,206	27,333
91-0074	51	97.75	96.87	90.41	21.92	107.14	16.20	243.00	85.62 to 100.15	56,916	51,460
NonValid School											
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	170	MEDIAN:	96	COV:	59.19	95% Median C.I.:	90.81 to 99.48
TOTAL Sales Price:	6,125,232	WGT. MEAN:	89	STD:	57.54	95% Wgt. Mean C.I.:	84.89 to 93.36
TOTAL Adj.Sales Price:	6,123,482	MEAN:	97	AVG.ABS.DEV:	26.26	95% Mean C.I.:	88.55 to 105.85
TOTAL Assessed Value:	5,457,770						
AVG. Adj. Sales Price:	36,020	COD:	27.34	MAX Sales Ratio:	680.00		
AVG. Assessed Value:	32,104	PRD:	109.06	MIN Sales Ratio:	16.20		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	24	92.75	95.69	50.38	50.93	189.95	16.20	305.00	44.69 to 121.45	11,016	5,550
Prior TO 1860											
1860 TO 1899	30	85.72	85.10	83.72	31.35	101.65	27.80	243.00	70.74 to 100.27	36,538	30,591
1900 TO 1919	65	94.98	105.20	91.14	29.81	115.43	24.57	680.00	90.80 to 99.81	31,292	28,519
1920 TO 1939	16	99.72	95.98	92.82	12.63	103.40	45.16	123.60	83.82 to 109.90	38,918	36,125
1940 TO 1949	4	95.47	90.26	90.00	10.12	100.29	70.00	100.10	N/A	37,000	33,298
1950 TO 1959	5	96.43	93.56	96.00	6.39	97.46	75.21	102.11	N/A	29,000	27,839
1960 TO 1969	11	97.55	99.55	96.31	12.27	103.36	75.80	130.15	85.43 to 126.28	77,645	74,782
1970 TO 1979	12	99.72	92.56	92.47	14.38	100.09	34.00	121.39	81.71 to 105.39	60,382	55,837
1980 TO 1989	1	76.90	76.90	76.90			76.90	76.90	N/A	114,500	88,045
1990 TO 1994											
1995 TO 1999	2	94.80	94.80	101.66	15.80	93.25	79.82	109.78	N/A	60,000	60,997
2000 TO Present											
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	24	107.41	133.35	100.10	56.82	133.21	24.57	680.00	87.50 to 121.80	2,049	2,051
5000 TO 9999	21	97.11	102.19	101.45	39.77	100.73	16.20	216.50	70.07 to 130.00	6,659	6,755
Total \$											
1 TO 9999	45	100.83	118.81	101.10	50.51	117.52	16.20	680.00	90.80 to 121.39	4,200	4,246
10000 TO 29999	50	97.05	87.45	85.66	24.81	102.09	16.95	172.39	83.71 to 100.10	19,117	16,376
30000 TO 59999	38	93.03	91.52	91.69	12.68	99.82	41.10	114.82	85.37 to 100.09	44,713	40,998
60000 TO 99999	26	90.99	92.30	92.33	12.98	99.96	57.30	126.28	84.16 to 101.56	72,057	66,533
100000 TO 149999	9	79.02	87.69	87.01	13.69	100.78	75.73	105.97	75.80 to 99.81	118,444	103,063
150000 TO 249999	2	69.25	69.25	68.37	42.97	101.28	39.49	99.00	N/A	170,000	116,232
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	170	MEDIAN:	96	COV:	59.19	95% Median C.I.:	90.81 to 99.48
TOTAL Sales Price:	6,125,232	WGT. MEAN:	89	STD:	57.54	95% Wgt. Mean C.I.:	84.89 to 93.36
TOTAL Adj.Sales Price:	6,123,482	MEAN:	97	AVG.ABS.DEV:	26.26	95% Mean C.I.:	88.55 to 105.85
TOTAL Assessed Value:	5,457,770						
AVG. Adj. Sales Price:	36,020	COD:	27.34	MAX Sales Ratio:	680.00		
AVG. Assessed Value:	32,104	PRD:	109.06	MIN Sales Ratio:	16.20		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	30	95.88	112.84	67.87	64.99	166.27	16.20	680.00	56.36 to 109.00	3,129	2,123
5000 TO 9999	19	83.56	79.29	61.85	33.59	128.20	27.80	133.60	44.69 to 108.70	11,526	7,129
Total \$ _____											
1 TO 9999	49	90.91	99.83	63.66	54.23	156.83	16.20	680.00	67.27 to 100.83	6,385	4,064
10000 TO 29999	51	98.98	100.67	90.64	23.12	111.06	41.10	216.50	94.07 to 102.11	20,001	18,129
30000 TO 59999	39	91.19	91.64	89.48	13.16	102.42	57.30	130.15	85.37 to 99.95	49,605	44,385
60000 TO 99999	24	96.30	94.59	90.46	12.79	104.56	39.49	126.28	88.34 to 105.39	81,683	73,894
100000 TO 149999	6	99.00	92.55	91.18	9.29	101.50	75.73	105.97	75.73 to 105.97	121,750	111,017
150000 TO 249999	1	99.00	99.00	99.00			99.00	99.00	N/A	165,000	163,355
ALL _____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	94.40	96.51	51.15	47.46	188.68	16.20	305.00	53.33 to 121.45	10,322	5,280
10	1	24.57	24.57	24.57			24.57	24.57	N/A	4,700	1,155
20	67	92.11	99.72	83.27	37.47	119.75	27.80	680.00	78.02 to 98.98	22,453	18,698
30	71	98.09	95.37	92.01	11.70	103.66	41.10	130.15	91.19 to 100.27	53,894	49,585
40	5	105.97	107.57	105.10	6.47	102.35	99.00	126.28	N/A	103,900	109,195
ALL _____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	94.40	96.51	51.15	47.46	188.68	16.20	305.00	53.33 to 121.45	10,322	5,280
100	3	79.82	78.40	81.12	36.49	96.65	34.00	121.39	N/A	12,631	10,246
101	95	98.09	95.81	91.62	20.88	104.57	24.57	243.00	92.49 to 99.96	38,253	35,048
102	14	98.10	93.81	91.47	14.02	102.56	57.30	120.68	79.02 to 111.29	71,346	65,262
104	32	90.80	105.16	88.36	35.40	119.00	27.80	680.00	82.91 to 99.75	37,009	32,703
ALL _____											
	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	170	MEDIAN:	96	COV:	59.19	95% Median C.I.:	90.81 to 99.48
TOTAL Sales Price:	6,125,232	WGT. MEAN:	89	STD:	57.54	95% Wgt. Mean C.I.:	84.89 to 93.36
TOTAL Adj.Sales Price:	6,123,482	MEAN:	97	AVG.ABS.DEV:	26.26	95% Mean C.I.:	88.55 to 105.85
TOTAL Assessed Value:	5,457,770						
AVG. Adj. Sales Price:	36,020	COD:	27.34	MAX Sales Ratio:	680.00		
AVG. Assessed Value:	32,104	PRD:	109.06	MIN Sales Ratio:	16.20		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	94.40	96.51	51.15	47.46	188.68	16.20	305.00	53.33 to 121.45	10,322	5,280
10	15	93.75	130.45	90.15	76.48	144.70	24.57	680.00	67.27 to 109.67	8,446	7,614
20	38	92.49	88.54	82.85	24.13	106.87	27.80	155.93	76.66 to 99.70	20,906	17,320
30	84	98.31	95.94	92.84	14.99	103.34	37.96	216.50	92.49 to 100.09	48,874	45,376
40	7	79.02	90.67	88.89	17.08	102.00	75.73	126.28	75.73 to 126.28	118,357	105,213
ALL	170	96.03	97.20	89.13	27.34	109.06	16.20	680.00	90.81 to 99.48	36,020	32,104

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	18	MEDIAN:	93	COV:	122.38	95% Median C.I.:	64.02 to 102.33
TOTAL Sales Price:	928,900	WGT. MEAN:	74	STD:	140.82	95% Wgt. Mean C.I.:	39.46 to 107.77
TOTAL Adj.Sales Price:	775,550	MEAN:	115	AVG.ABS.DEV:	51.81	95% Mean C.I.:	45.03 to 185.09
TOTAL Assessed Value:	570,910						
AVG. Adj. Sales Price:	43,086	COD:	55.80	MAX Sales Ratio:	669.00		
AVG. Assessed Value:	31,717	PRD:	156.30	MIN Sales Ratio:	14.21		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	88.35	91.07	96.68	3.72	94.20	87.50	97.37	N/A	88,966	86,013
07/01/04 TO 09/30/04	3	98.54	91.33	89.26	9.88	102.32	73.12	102.33	N/A	25,566	22,821
10/01/04 TO 12/31/04	3	99.50	84.97	95.58	17.79	88.90	51.15	104.26	N/A	24,983	23,880
01/01/05 TO 03/31/05	2	92.88	92.88	91.95	9.82	101.01	83.76	102.00	N/A	24,500	22,527
04/01/05 TO 06/30/05	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	85.47	85.47	79.81	25.18	107.10	63.95	107.00	N/A	23,750	18,955
01/01/06 TO 03/31/06	1	669.00	669.00	669.00			669.00	669.00	N/A	500	3,345
04/01/06 TO 06/30/06	3	43.16	59.75	29.98	83.16	199.31	14.21	121.88	N/A	78,333	23,483
_____Study Years_____											
07/01/03 TO 06/30/04	3	88.35	91.07	96.68	3.72	94.20	87.50	97.37	N/A	88,966	86,013
07/01/04 TO 06/30/05	9	98.54	86.52	89.15	15.34	97.05	51.15	104.26	64.02 to 102.33	25,072	22,351
07/01/05 TO 06/30/06	6	85.47	169.87	39.47	151.42	430.35	14.21	669.00	14.21 to 669.00	47,166	18,617
_____Calendar Yrs_____											
01/01/04 TO 12/31/04	9	97.37	89.12	95.12	11.93	93.69	51.15	104.26	73.12 to 102.33	46,505	44,238
01/01/05 TO 12/31/05	5	83.76	84.15	81.46	19.35	103.30	63.95	107.00	N/A	24,300	19,794
_____ALL_____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	8	93.44	80.88	50.49	22.44	160.17	14.21	107.00	14.21 to 107.00	43,025	21,724
RED CLOUD	8	94.75	159.45	86.92	94.82	183.44	43.16	669.00	43.16 to 669.00	21,856	18,997
RURAL	2	74.26	74.26	95.57	31.12	77.70	51.15	97.37	N/A	128,250	122,567
_____ALL_____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	98.54	123.90	62.70	57.64	197.61	14.21	669.00	73.12 to 104.26	32,936	20,651
3	3	64.02	70.85	92.77	24.07	76.37	51.15	97.37	N/A	93,833	87,046
_____ALL_____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	18	MEDIAN:	93	COV:	122.38	95% Median C.I.:	64.02 to 102.33
TOTAL Sales Price:	928,900	WGT. MEAN:	74	STD:	140.82	95% Wgt. Mean C.I.:	39.46 to 107.77
TOTAL Adj.Sales Price:	775,550	MEAN:	115	AVG.ABS.DEV:	51.81	95% Mean C.I.:	45.03 to 185.09
TOTAL Assessed Value:	570,910						
AVG. Adj. Sales Price:	43,086	COD:	55.80	MAX Sales Ratio:	669.00		
AVG. Assessed Value:	31,717	PRD:	156.30	MIN Sales Ratio:	14.21		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	97.96	120.78	73.90	55.93	163.43	14.21	669.00	64.02 to 104.26	47,821	35,340
2	2	69.33	69.33	52.55	26.22	131.93	51.15	87.50	N/A	5,200	2,732
ALL	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	1	51.15	51.15	51.15			51.15	51.15	N/A	10,000	5,115
65-0005											
65-0011											
91-0002	10	92.44	143.69	91.10	81.37	157.73	43.16	669.00	63.95 to 121.88	45,135	41,118
91-0074	7	98.54	83.29	49.21	19.30	169.27	14.21	107.00	14.21 to 107.00	44,885	22,087
NonValid School											
ALL	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	69.33	69.33	52.55	26.22	131.93	51.15	87.50	N/A	5,200	2,732
Prior TO 1860											
1860 TO 1899	1	102.33	102.33	102.33			102.33	102.33	N/A	13,500	13,815
1900 TO 1919	11	99.50	141.13	62.28	69.01	226.60	14.21	669.00	63.95 to 121.88	37,740	23,505
1920 TO 1939											
1940 TO 1949	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	73.12	73.12	73.12			73.12	73.12	N/A	30,000	21,935
1990 TO 1994											
1995 TO 1999	2	53.59	53.59	51.85	19.46	103.36	43.16	64.02	N/A	30,000	15,555
2000 TO Present											
ALL	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	18	MEDIAN:	93	COV:	122.38	95% Median C.I.:	64.02 to 102.33
TOTAL Sales Price:	928,900	WGT. MEAN:	74	STD:	140.82	95% Wgt. Mean C.I.:	39.46 to 107.77
TOTAL Adj.Sales Price:	775,550	MEAN:	115	AVG.ABS.DEV:	51.81	95% Mean C.I.:	45.03 to 185.09
TOTAL Assessed Value:	570,910						
AVG. Adj. Sales Price:	43,086	COD:	55.80	MAX Sales Ratio:	669.00		
AVG. Assessed Value:	31,717	PRD:	156.30	MIN Sales Ratio:	14.21		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	378.25	378.25	410.56	76.87	92.13	87.50	669.00	N/A	450	1,847
Total \$ _____											
1 TO 9999	2	378.25	378.25	410.56	76.87	92.13	87.50	669.00	N/A	450	1,847
10000 TO 29999	9	99.50	91.11	92.83	16.30	98.15	51.15	121.88	64.02 to 107.00	20,555	19,081
30000 TO 59999	5	73.12	76.61	77.66	26.17	98.64	43.16	104.26	N/A	33,630	26,118
150000 TO 249999	2	55.79	55.79	62.85	74.53	88.77	14.21	97.37	N/A	210,750	132,447
ALL _____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	378.25	378.25	410.56	76.87	92.13	87.50	669.00	N/A	450	1,847
5000 TO 9999	1	51.15	51.15	51.15			51.15	51.15	N/A	10,000	5,115
Total \$ _____											
1 TO 9999	3	87.50	269.22	80.83	235.37	333.08	51.15	669.00	N/A	3,633	2,936
10000 TO 29999	11	83.76	76.49	51.73	26.13	147.88	14.21	107.00	43.16 to 102.33	38,181	19,749
30000 TO 59999	3	104.26	108.23	106.81	7.46	101.33	98.54	121.88	N/A	32,716	34,945
150000 TO 249999	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
ALL _____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	51.15	50.95	16.36	47.76	311.36	14.21	87.50	N/A	61,800	10,113
10	1	99.50	99.50	99.50			99.50	99.50	N/A	25,000	24,875
15	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
20	13	97.37	131.88	90.26	61.97	146.11	43.16	669.00	64.02 to 107.00	40,400	36,465
ALL _____											
	18	92.86	115.06	73.61	55.80	156.30	14.21	669.00	64.02 to 102.33	43,086	31,717

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	18	MEDIAN:	93	COV:	122.38	95% Median C.I.:	64.02 to 102.33
TOTAL Sales Price:	928,900	WGT. MEAN:	74	STD:	140.82	95% Wgt. Mean C.I.:	39.46 to 107.77
TOTAL Adj.Sales Price:	775,550	MEAN:	115	AVG.ABS.DEV:	51.81	95% Mean C.I.:	45.03 to 185.09
TOTAL Assessed Value:	570,910						
AVG. Adj. Sales Price:	43,086	COD:	55.80	MAX Sales Ratio:	669.00		
AVG. Assessed Value:	31,717	PRD:	156.30	MIN Sales Ratio:	14.21		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	69.33	69.33	52.55	26.22	131.93	51.15	87.50	N/A	5,200	2,732
300	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
304	1	98.54	98.54	98.54			98.54	98.54	N/A	33,200	32,715
305	2	56.86	56.86	24.88	75.01	228.56	14.21	99.50	N/A	100,000	24,875
332	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
344	3	102.33	108.74	110.29	6.48	98.59	102.00	121.88	N/A	20,166	22,241
350	1	73.12	73.12	73.12			73.12	73.12	N/A	30,000	21,935
353	3	64.02	78.32	74.37	22.41	105.32	63.95	107.00	N/A	24,166	17,971
384	1	83.76	83.76	83.76			83.76	83.76	N/A	27,000	22,615
386	1	43.16	43.16	43.16			43.16	43.16	N/A	35,000	15,105
391	1	669.00	669.00	669.00			669.00	669.00	N/A	500	3,345
406	1	88.35	88.35	88.35			88.35	88.35	N/A	20,000	17,670
<u>ALL</u>	<u>18</u>	<u>92.86</u>	<u>115.06</u>	<u>73.61</u>	<u>55.80</u>	<u>156.30</u>	<u>14.21</u>	<u>669.00</u>	<u>64.02 to 102.33</u>	<u>43,086</u>	<u>31,717</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
03	17	97.37	118.06	73.93	54.33	159.69	14.21	669.00	63.95 to 104.26	44,150	32,641
04											
<u>ALL</u>	<u>18</u>	<u>92.86</u>	<u>115.06</u>	<u>73.61</u>	<u>55.80</u>	<u>156.30</u>	<u>14.21</u>	<u>669.00</u>	<u>64.02 to 102.33</u>	<u>43,086</u>	<u>31,717</u>

2007 Assessment Survey for Webster County
02/01/2007

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:

1

2. Appraiser(s) on staff:

0

3. Other full-time employees:

1

4. Other part-time employees:

1

5. Number of shared employees:

1

6. Assessor's requested budget for current fiscal year:

\$86,172.54

7. Part of the budget that is dedicated to the computer system

\$5,310.60

8. Adopted budget, or granted budget if different from above:

\$88,040.00 (They told us not to include raises in our requested budget but then gave them after a lot of arguing)

9. Amount of total budget set aside for appraisal work:

0

10. Amount of the total budget set aside for education/workshops:

\$1,410.00

11. Appraisal/Reappraisal budget, if not part of the total budget:

\$6,150.00

12. Other miscellaneous funds:

0

13. Total budget: \$94,190.00

a. Was any of last year's budget not used?

\$395.32

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Assessor/Office Staff/Appraiser

2. Valuation done by:

Assessor

3. Pickup work done by:

Assessor/Office Staff/about 6 parcels by Appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	16		80	96

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?

6/06

5. What was the last year the depreciation schedule for this property class was developed using market-derived information?

2007

6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?

2007

7. Number of market areas/neighborhoods for this property class:

7

8. How are these defined?

By town/geographic location

9. Is "Assessor Location" a usable valuation identity?

Yes

10. Does the assessor location "suburban" mean something other than rural residential?

Yes, we have Red Cloud Suburban and Blue Hill Suburban – these use the land valuation of rural Residential and the depreciation from the Town that they are within 1 mile of.

11. Are the county's ag residential and rural residential improvements classified and valued in the same manner?

Yes

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

Appraiser

2. Valuation done by:

Appraiser/Assessor

3. Pickup work done by whom:

Appraiser/Assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1		20	20

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?

06/06

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?

2007

6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?

2007

7. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?

Never

8. Number of market areas/neighborhoods for this property class?

8

9. How are these defined?

Each town and the rural

10. Is "Assessor Location" a usable valuation identity?

Yes

11. Does the assessor location “suburban” mean something other than rural commercial?

No

D. Agricultural Appraisal Information

1. Data collection done by:

Assessor/office staff/appraiser

2. Valuation done by:

Assessor/office staff

3. Pickup work done by whom:

Assessor/office staff/appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	5	71	76

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?

In the process of writing it for 2007

How is your agricultural land defined?

By soil type and usage

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The current assessor is not aware of any time that the Income Approach has been used to value agricultural property in Webster County.

6. What is the date of the soil survey currently used?

May 1974

7. What date was the last countywide land use study completed?

2005

a. By what method? (Physical inspection, FSA maps, etc.)

Physical inspection by the Assessor and staff, they drove every parcel in the county in conjunction with implementation of the 911 system

b. By whom?

Assessor and office staff

c. What proportion is complete / implemented at this time?

100% complete

8. Number of market areas/neighborhoods for this property class:

1

9. How are these defined?

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?

Yes, through the Conservation Easement Act

E. Computer, Automation Information and GIS

1. Administrative software:

Terra Scan

2. CAMA software:

Terra Scan

3. Cadastral maps: Are they currently being used?

Yes

a. Who maintains the Cadastral Maps?

Deputy Assessor

4. Does the county have GIS software?

Yes – currently only used for 911 addressing

a. Who maintains the GIS software and maps?

Deputy Assessor

4. Personal Property software:

Terra Scan

F. Zoning Information

1. Does the county have zoning?

Yes

a. If so, is the zoning countywide?

No

b. What municipalities in the county are zoned?

All but the Village of Bladen

c. When was zoning implemented?

July, 2001

G. Contracted Services

1. Appraisal Services: *(are these contracted, or conducted "in-house?")*

Both contracted and in-house, for 2007 Bob Worman is reviewing all commercial property within the city limits of Red Cloud, Assessor and office staff are doing all other appraisal work.

2. Other Services:

H. Additional comments or further explanations on any item from A through G:

II. Assessment Actions

2007 Assessment Actions taken to address the following property classes/subclasses:

1. Residential—

Land study/revaluation of lots done in each town. After the study, values changed in Bladen, Blue Hill, Cowles, Guide Rock and Red Cloud. No change was indicated or made in Rosemont, Amboy or Inavale. Sales ratio study done, new pricing from Marshall and Swift downloaded, new depreciation sheets done for each market area. Rural Residential – identified and letters/protests sent, informal hearings held.

For 2007 the assessor determined that on any parcel 40 acres and less the primary use is not agricultural, each parcel was sent a letter and protest application. They were given until February 2nd to file the protest and the hearings were held be on March 6, 2007. At the March 6 hearings the county board determined that any parcel 10 acres of less would be considered residential or commercial unless the property owner could prove the primary use was agricultural.

2. Commercial—

After a land study, the land values in Red Cloud and “Rural Commercial” changed, the other assessor locations did not indicate a need for a valuation change. Bob Worman has reviewed most of Red Cloud City commercial properties, with the intent to finish these for the 2007 assessment year. Sales ratio study will be completed, new pricing from Marshall and Swift downloaded, new depreciation sheets will be done for each market area.

3. Agricultural—

Sales ratio study done, new pricing from Marshall and Swift downloaded for farm buildings, new depreciation sheets done for each market area. Home site and building site values changed, conducted a survey-sent email to all county assessors requesting how they priced these out. We then updated our prices and how we applied these sites.

Webster County did a market study on grass and dry. The market for these two types of agricultural land appears to be narrowing. Webster County made substantial increases to grass and also increased the lower classes of dry while decreasing the upper LCGs of dry as indicated by the market.

County 91 - Webster

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,380	Value 327,036,570	Total Growth 2,217,431 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	159	260,125	3	4,700	24	8,555	186	273,380	
2. Res Improv Land	1,182	2,705,745	47	630,125	160	1,871,825	1,389	5,207,695	
3. Res Improvements	1,202	40,865,395	47	2,898,225	168	6,838,720	1,417	50,602,340	
4. Res Total	1,361	43,831,265	50	3,533,050	192	8,719,100	1,603	56,083,415	887,649
% of Total	84.90	78.15	3.11	6.29	11.97	15.54	36.59	17.14	40.03
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	4	48,680	4	48,680	
7. Rec Improvements	0	0	0	0	5	35,035	5	35,035	
8. Rec Total	0	0	0	0	5	83,715	5	83,715	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.11	0.02	0.00
Res+Rec Total	1,361	43,831,265	50	3,533,050	197	8,802,815	1,608	56,167,130	887,649
% of Total	84.63	78.03	3.10	6.29	12.25	15.67	36.71	17.17	40.03

County 91 - Webster

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,380	Value 327,036,570	Total Growth 2,217,431 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	23	50,120	0	0	5	37,335	28	87,455	
10. Comm Improv Land	163	371,240	4	39,515	27	569,140	194	979,895	
11. Comm Improvements	178	7,504,645	4	375,500	28	9,624,270	210	17,504,415	
12. Comm Total	201	7,926,005	4	415,015	33	10,230,745	238	18,571,765	772,595
% of Total	84.45	42.67	1.68	2.23	13.86	55.08	5.43	5.67	34.84
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	201	7,926,005	4	415,015	33	10,230,745	238	18,571,765	772,595
% of Total	84.45	42.67	1.68	2.23	13.86	55.08	5.43	5.67	34.84
17. Taxable Total	1,562	51,757,270	54	3,948,065	230	19,033,560	1,846	74,738,895	1,660,244
% of Total	84.61	69.25	2.92	4.72	12.45	11.77	42.14	22.85	74.87

County 91 - Webster

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	695,255	413,605	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	695,255	413,605
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	695,255	413,605

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	0	0	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	114	3	123	240

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	81	183,320	8	4,655	1,850	166,176,650	1,939	166,364,625
28. Ag-Improved Land	9	121,750	5	70,515	560	58,203,750	574	58,396,015
29. Ag-Improvements	9	84,730	5	180,690	581	27,271,615	595	27,537,035
30. Ag-Total Taxable							2,534	252,297,675

County 91 - Webster

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	4	4.000	40,000	
33. HomeSite Improvements	6		43,685	4		159,090	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	9	7.800	24,300	4	3.600	10,800	
37. FarmSite Improv	3		41,045	4		21,600	
38. FarmSite Total							
39. Road & Ditches		2.020			0.480		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	5	5.000	50,000	5	5.000	50,000	
32. HomeSite Improv Land	412	426.950	4,182,500	416	430.950	4,222,500	
33. HomeSite Improvements	436		21,563,030	446		21,765,805	557,187
34. HomeSite Total				451	435.950	26,038,305	
35. FarmSite UnImp Land	26	56.500	97,980	26	56.500	97,980	
36. FarmSite Impr Land	494	563.870	1,392,550	507	575.270	1,427,650	
37. FarmSite Improv	493		5,708,585	500		5,771,230	0
38. FarmSite Total				526	631.770	7,296,860	
39. Road & Ditches		8,956.680			8,959.180		
40. Other-Non Ag Use		444.060	70		444.060	70	
41. Total Section VI				977	10,470.960	33,335,235	557,187

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	448.780	158,450	3	448.780	158,450

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	89	524.610	280,295	0	0.000	0
44. Recapture Val			487,180			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2	2.010	920	91	526.620	281,215
44. Recapture Val			5,075			492,255

County 91 - Webster

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	5.000	6,375	4,012.420	5,115,855	4,017.420	5,122,230
46. 1A	0.000	0	0.000	0	22,272.120	28,397,090	22,272.120	28,397,090
47. 2A1	0.000	0	0.000	0	4,329.400	4,697,420	4,329.400	4,697,420
48. 2A	0.000	0	0.000	0	2,823.510	3,063,515	2,823.510	3,063,515
49. 3A1	0.000	0	0.000	0	2,115.050	2,294,840	2,115.050	2,294,840
50. 3A	0.000	0	0.000	0	8,333.010	8,374,705	8,333.010	8,374,705
51. 4A1	0.000	0	0.000	0	5,506.430	5,533,985	5,506.430	5,533,985
52. 4A	0.000	0	0.000	0	13,674.600	13,743,040	13,674.600	13,743,040
53. Total	0.000	0	5.000	6,375	63,066.540	71,220,450	63,071.540	71,226,825
Dryland:								
54. 1D1	18.000	13,320	0.000	0	2,420.820	1,791,410	2,438.820	1,804,730
55. 1D	100.970	74,720	0.000	0	55,228.160	40,868,840	55,329.130	40,943,560
56. 2D1	42.410	31,385	0.000	0	5,040.020	3,729,610	5,082.430	3,760,995
57. 2D	6.180	3,030	0.000	0	2,060.880	1,009,830	2,067.060	1,012,860
58. 3D1	4.280	2,095	0.000	0	7,262.760	3,558,760	7,267.040	3,560,855
59. 3D	28.230	13,835	0.000	0	18,554.190	9,091,570	18,582.420	9,105,405
60. 4D1	26.000	12,740	0.000	0	9,374.700	4,593,625	9,400.700	4,606,365
61. 4D	32.670	16,010	0.000	0	13,113.350	6,425,545	13,146.020	6,441,555
62. Total	258.740	167,135	0.000	0	113,054.880	71,069,190	113,313.620	71,236,325
Grass:								
63. 1G1	0.000	0	2.000	920	498.800	229,445	500.800	230,365
64. 1G	86.840	39,945	3.650	1,680	12,853.820	5,912,755	12,944.310	5,954,380
65. 2G1	57.670	26,520	7.270	3,345	8,847.030	4,069,620	8,911.970	4,099,485
66. 2G	20.510	9,430	3.000	1,380	10,384.680	4,776,955	10,408.190	4,787,765
67. 3G1	3.580	1,645	3.220	1,480	3,492.040	1,606,335	3,498.840	1,609,460
68. 3G	22.840	10,515	3.000	1,380	24,524.160	11,281,115	24,550.000	11,293,010
69. 4G1	12.250	5,635	0.000	0	22,466.300	10,334,485	22,478.550	10,340,120
70. 4G	40.000	18,405	16.980	7,810	81,902.220	37,674,985	81,959.200	37,701,200
71. Total	243.690	112,095	39.120	17,995	164,969.050	75,885,695	165,251.860	76,015,785
72. Waste	20.510	1,225	0.000	0	7,903.390	481,965	7,923.900	483,190
73. Other	0.680	315	0.000	0	87.000	0	87.680	315
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	523.620	280,770	44.120	24,370	349,080.860	218,657,300	349,648.600	218,962,440

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	5.000	6,375	63,066.540	71,220,450	63,071.540	71,226,825
77.Dry Land	258.740	167,135	0.000	0	113,054.880	71,069,190	113,313.620	71,236,325
78.Grass	243.690	112,095	39.120	17,995	164,969.050	75,885,695	165,251.860	76,015,785
79.Waste	20.510	1,225	0.000	0	7,903.390	481,965	7,923.900	483,190
80.Other	0.680	315	0.000	0	87.000	0	87.680	315
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	523.620	280,770	44.120	24,370	349,080.860	218,657,300	349,648.600	218,962,440

2007 Agricultural Land Detail

County 91 - Webster

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,017.420	6.37%	5,122,230	7.19%	1,275.004
1A	22,272.120	35.31%	28,397,090	39.87%	1,275.006
2A1	4,329.400	6.86%	4,697,420	6.60%	1,085.004
2A	2,823.510	4.48%	3,063,515	4.30%	1,085.002
3A1	2,115.050	3.35%	2,294,840	3.22%	1,085.005
3A	8,333.010	13.21%	8,374,705	11.76%	1,005.003
4A1	5,506.430	8.73%	5,533,985	7.77%	1,005.004
4A	13,674.600	21.68%	13,743,040	19.29%	1,005.004
Irrigated Total	63,071.540	100.00%	71,226,825	100.00%	1,129.302

Dry:

1D1	2,438.820	2.15%	1,804,730	2.53%	740.001
1D	55,329.130	48.83%	40,943,560	57.48%	740.000
2D1	5,082.430	4.49%	3,760,995	5.28%	739.999
2D	2,067.060	1.82%	1,012,860	1.42%	490.000
3D1	7,267.040	6.41%	3,560,855	5.00%	490.000
3D	18,582.420	16.40%	9,105,405	12.78%	490.001
4D1	9,400.700	8.30%	4,606,365	6.47%	490.002
4D	13,146.020	11.60%	6,441,555	9.04%	490.000
Dry Total	113,313.620	100.00%	71,236,325	100.00%	628.665

Grass:

1G1	500.800	0.30%	230,365	0.30%	459.994
1G	12,944.310	7.83%	5,954,380	7.83%	459.999
2G1	8,911.970	5.39%	4,099,485	5.39%	459.997
2G	10,408.190	6.30%	4,787,765	6.30%	459.999
3G1	3,498.840	2.12%	1,609,460	2.12%	459.998
3G	24,550.000	14.86%	11,293,010	14.86%	460.000
4G1	22,478.550	13.60%	10,340,120	13.60%	459.999
4G	81,959.200	49.60%	37,701,200	49.60%	459.999
Grass Total	165,251.860	100.00%	76,015,785	100.00%	459.999

Irrigated Total	63,071.540	18.04%	71,226,825	32.53%	1,129.302
Dry Total	113,313.620	32.41%	71,236,325	32.53%	628.665
Grass Total	165,251.860	47.26%	76,015,785	34.72%	459.999
Waste	7,923.900	2.27%	483,190	0.22%	60.978
Other	87.680	0.03%	315	0.00%	3.592
Exempt	0.000	0.00%			
Market Area Total	349,648.600	100.00%	218,962,440	100.00%	626.235

As Related to the County as a Whole

Irrigated Total	63,071.540	100.00%	71,226,825	100.00%
Dry Total	113,313.620	100.00%	71,236,325	100.00%
Grass Total	165,251.860	100.00%	76,015,785	100.00%
Waste	7,923.900	100.00%	483,190	100.00%
Other	87.680	100.00%	315	100.00%
Exempt	0.000	0.00%		
Market Area Total	349,648.600	100.00%	218,962,440	100.00%

2007 Agricultural Land Detail

County 91 - Webster

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	5.000	6,375	63,066.540	71,220,450
Dry	258.740	167,135	0.000	0	113,054.880	71,069,190
Grass	243.690	112,095	39.120	17,995	164,969.050	75,885,695
Waste	20.510	1,225	0.000	0	7,903.390	481,965
Other	0.680	315	0.000	0	87.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	523.620	280,770	44.120	24,370	349,080.860	218,657,300

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	63,071.540	71,226,825	63,071.540	18.04%	71,226,825	32.53%	1,129.302
Dry	113,313.620	71,236,325	113,313.620	32.41%	71,236,325	32.53%	628.665
Grass	165,251.860	76,015,785	165,251.860	47.26%	76,015,785	34.72%	459.999
Waste	7,923.900	483,190	7,923.900	2.27%	483,190	0.22%	60.978
Other	87.680	315	87.680	0.03%	315	0.00%	3.592
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	349,648.600	218,962,440	349,648.600	100.00%	218,962,440	100.00%	626.235

* Department of Property Assessment & Taxation Calculates

**2007 Plan of Assessment for Webster County
Assessment Years 2006, 2007, and 2008
June 15, 2006**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. State. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; for the 2006 value year and will change for the 2007 assessment year and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications
- 4) for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347; and will change for the 2007 assessment year.

Reference, Neb. Rev. Stat. §77-201 (R.S. Supp 2004)

General Description of Real Property in Webster County:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1436	30%	.1486%
Commercial	235	5%	.0632%
Industrial	0	0%	0%
Recreational	0	0%	0%
Agricultural	2723	57%	.7873%
Special Valuation	99	2%	.0009%
Exempt	262	6%	0%

Agricultural land is our most predominant property. They make up nearly 79% of our tax base. Of the agricultural land 47% is grassland followed by 33% dryland.

Current Resources:

A. Staff / Budget / Training

Elected Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Deputy Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Nature of Responsibility:

Number of employees supervised by this position: All clerks

Nature and extent of instructions given this position regarding work: Take over all responsibilities when the Assessor is not present. As with every position within this office you will be expected to handle any issue that arises or do any work that is needed.

Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in cadastral mapping, calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk:

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk, part-time:

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Appraiser (Contracted):

Job description is to do whatever pick-up work we have not completed in office. Also watch for changes in the agricultural land year round. Continuing Education requirements for this position is to obtain 28 hours of approved continuing education every two years.

Budget

County Assessor office budget was \$85,204.68 for the 2005/2006 budget year. I am requesting a budget of \$88,040.00 for the 2006/2007 budget year. The County Appraiser office budget was \$6,150 for the 2005/2006 budget year. We are requesting the same amount of \$6,150 for the 2006/2007 budget year.

The 911 GIS mapping is done and paid off. At this time the County budgeted for road signs in 2005/2006. They covered all roads leading off the highways and blacktops, also all intersections on River RD. All funding for road signs has been suspended. Due to budgeting problems within the county GIS mapping within the Assessors Office has also been suspended.

Training

We continue to train the clerks on statutory dates and pertinent information that may not be understood or has not been performed. Any new information obtained at schooling or meetings is brought back to the office and the remaining staff is updated.

B. Cadastral Maps

The Cadastral maps for the towns have been completely proofed and we feel, except for a few problems, are in good condition. In the rural area only one precinct (4-9) has been proofed and is in good condition. As deeds come in we update ownership and make any splits that need to be done.

C. Property Record Cards

These records are maintained and updated by office staff. They are in good condition. We have successfully moved all data from old property cards onto new property cards in the Residential files. We are continuing as time allows to finish moving the information on the Commercial and Agricultural property cards. Within the Residential files we are in the process of removing all the old cards and pricing sheets to the historical files. Once the information has been moved within the Commercial and Agricultural files we also purge the old information from the files to the historical files. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

D. Software

We use Terra-Scan for our property pricing. I use Microsoft Excel to run my sales ration studies.

E. Web based

Tricia Allen (Deputy Assessor) and I have taken schooling to set up a Web page. We have applied for a grant but have not yet heard if we will receive it.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. We do the supplemental sheet through the mail to the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales reviews are done on each and every sale as they come through the office. A sales verification letter is sent out to both the buyer and the seller of each transaction. We get back about 60% of the letters. If we do not receive the sales verification back within two weeks, we will attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser's use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study.

Building permits are filed in the Clerks office, during the month of November, we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

B. Data Collection

From November until the March 20 cut-off date, we inspect every property with a building permit. We are currently reviewing all rural properties so if we are out on a permit, we do a full review of the property. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

C. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

D. Approaches to Value

We are using Marshall and Swift 06/99 pricing. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2005/2006 for the 2006 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

E. Reconciliation of Final Value and documentation

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

F. Review assessment sales ratio studies after assessment actions

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

G. Notices and Public Relations

Notice of Valuation change is sent along with a letter of explanation on or before June 1.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99%	16%	103%
Commercial	96%	14%	96%
Agricultural Land	75%	27%	102%
Special Value Agland	75%	27%	102%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2006:

For 2006

Agricultural: Our goal is for Bob Worman, contracted appraiser, to review all of Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 232 rural parcels. In this count also includes the rural residential houses. This will include all buildings and residents located within these precincts. Finish transferring information from the old agricultural cards to the new agricultural cards. Proof the new agricultural cards against the old agricultural cards to make sure all data has been transferred accurately.

Residential: Finish transferring information from the old residential cards to the new residential cards. Proof the new residential cards against the old residential cards to make sure all data has been transferred accurately.

Commercial: Our goal is for Bob Worman, contracted appraiser, to review commercial properties in Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 7 rural commercial parcels. Finish transferring information from the old commercial cards to the new commercial cards. Proof the new commercial cards against the old commercial cards to make sure all data has been transferred accurately.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

For 2007

Agricultural: Bob Worman, contracted appraiser, was able to finish the reviews on all rural parcels for the 2006 value year. All buildings and residents located within rural Webster County have now been looked at. The Assessor and/or deputy will drive the county to check for any land use changes.

Residential: Assessor and/or deputy will review the Village of Guide Rock with 168 improved parcels and Village of Bladen with 124 improved parcels. This will include all buildings and residents located within this city.

Commercial: Our goal is for Bob Worman, contracted appraiser, has reviewed all commercial properties in the county. As money allows Bob is doing the commercial properties in Red Cloud from scratch. Due to the cost of each parcel I am hoping to just get Red Cloud done in 2007.

Special Value - Agland: Assessor and/or deputy will review each special value parcel

For 2008

Agricultural: Rural properties have all been looked at now, so we will concentrate on the town reviews.

Residential: Contracted appraiser, Bob Worman, the assessor and/or deputy will review the City of Blue Hill with 326 improved parcels and the City of Red Cloud with 539 improved parcels. This will include all buildings and residents located within this city.

Commercial: Contracted appraiser, Bob Worman, will start from scratch on the City of Blue Hill with 45 improved parcels.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

Plan of Review

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, & ownership changes were discussed in previous sections.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report

- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Land & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report
- k. Certify Trusts owning Agland to Secretary of State

3. Personal Property: administer annual filings of approximately 628 schedules, prepare subsequent notices for incomplete filings or failure to file, and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax and follow through this process with any protests and a review of those properties.

6. Homestead Exemptions: administer approximately 264 annual filings of applications, approval/denial process, taxpayer notifications, taxpayer assistance, and sending applications onto the state department.

7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.

10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections: prepare tax list correction documents for county board approval.

12. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.

13. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

AMENDMENTS:

Tricia Allen wrote a grant application to the State Records Board. We were approved September 26, 2006 for the amount of \$3000.00, any of these funds not used must be returned to the State Records Board. Our Web page is being done by Terra Scan and should be up and running by the end of October 2006.

We are looking into doing data transfer with the PA&T Department. As of today we are still doing the supplemental sheet through the mail to the PA&T Department.

We have just updated our Marshall and Swift, to 06/06. As we were doing the Sales Ratio Study in Blue Hill we discovered that our replacement cost new pricing was lower than what the properties were selling for.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Webster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Webster County is not in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

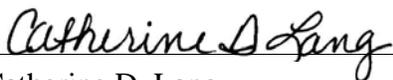
It is my opinion that the level of value of the special valuation of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Webster County is not in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Webster County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

SPECIAL VALUE SECTION

CORRELATION for

Webster County

I. Agricultural Land Value Correlation

A review of the 2007 Unimproved Agricultural statistics indicates that an accurate measurement of the uninfluenced agricultural land in Webster County has been achieved. The measures of central tendency reflect that the median and aggregate are within the range, while the mean is above the acceptable range. The coefficient of dispersion and the price-related differential are above the range. According to the assessment actions report Webster County substantially increased the grass, increased their lower classes of dry and decreased some of their upper dry LCGs as indicated by the market. Additionally, after reviewing the Preliminary Statistical Report, as well as the 2007 Statistical Report for the Unimproved Agricultural real property, the statistical measurements appear to achieve an acceptable level of value in Webster County.

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5648

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	56	MEDIAN:	75	COV:	33.37	95% Median C.I.:	66.62 to 84.73	(! : Derived)
(AgLand) TOTAL Sales Price:	8,972,776	WGT. MEAN:	75	STD:	27.04	95% Wgt. Mean C.I.:	69.40 to 79.87	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,004,276	MEAN:	81	AVG.ABS.DEV:	20.13	95% Mean C.I.:	73.96 to 88.12	
(AgLand) TOTAL Assessed Value:	6,720,105							
AVG. Adj. Sales Price:	160,790	COD:	26.99	MAX Sales Ratio:	154.00			
AVG. Assessed Value:	120,001	PRD:	108.59	MIN Sales Ratio:	37.93			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	8	89.43	99.29	84.63	32.89	117.33	56.53	146.42	56.53 to 146.42	154,337	130,615
10/01/03 TO 12/31/03	5	102.13	96.17	95.71	19.40	100.48	65.04	132.91	N/A	116,886	111,866
01/01/04 TO 03/31/04	1	60.81	60.81	60.81			60.81	60.81	N/A	444,000	270,000
04/01/04 TO 06/30/04	3	64.87	77.35	70.56	23.94	109.63	60.30	106.88	N/A	139,333	98,306
07/01/04 TO 09/30/04	4	89.49	83.23	73.29	15.33	113.57	50.11	103.83	N/A	166,000	121,657
10/01/04 TO 12/31/04	4	84.32	90.30	68.66	29.89	131.52	48.27	144.26	N/A	134,961	92,660
01/01/05 TO 03/31/05	9	69.88	77.99	66.98	24.55	116.45	53.89	154.00	56.92 to 90.29	167,791	112,381
04/01/05 TO 06/30/05	9	71.40	66.71	76.63	22.79	87.05	37.93	95.53	43.18 to 84.73	141,575	108,487
07/01/05 TO 09/30/05	2	67.38	67.38	60.19	14.32	111.95	57.73	77.03	N/A	200,500	120,677
10/01/05 TO 12/31/05	1	59.03	59.03	59.03			59.03	59.03	N/A	75,000	44,270
01/01/06 TO 03/31/06	8	79.53	81.95	78.41	18.61	104.51	55.11	113.19	55.11 to 113.19	203,375	159,471
04/01/06 TO 06/30/06	2	62.26	62.26	62.26	0.64	100.00	61.86	62.66	N/A	116,000	72,220
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	74.79	92.24	80.91	33.99	114.01	56.53	146.42	64.87 to 124.58	157,713	127,598
07/01/04 TO 06/30/05	26	73.41	76.78	71.34	27.10	107.63	37.93	154.00	60.57 to 86.74	153,390	109,426
07/01/05 TO 06/30/06	13	73.50	74.91	73.06	18.31	102.54	55.11	113.19	59.03 to 90.09	179,615	131,218
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	12	84.32	82.25	68.84	25.14	119.47	48.27	144.26	60.30 to 103.83	172,153	118,515
01/01/05 TO 12/31/05	21	69.88	71.24	69.73	22.66	102.17	37.93	154.00	57.73 to 79.05	155,252	108,259
<u>ALL</u>											
	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5648

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AVG. Assessed Value:	120,001	PRD:	108.59	MIN Sales Ratio:	37.93			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4129	4	54.30	59.63	63.94	24.42	93.26	43.18	86.74	N/A	73,098	46,738	
4131	7	74.60	82.65	72.41	30.56	114.13	48.27	139.56	48.27 to 139.56	216,142	156,513	
4133	3	90.29	100.40	65.37	35.84	153.59	56.92	154.00	N/A	126,266	82,543	
4135	1	113.19	113.19	113.19			113.19	113.19	N/A	210,000	237,705	
4241	3	85.43	83.64	82.37	5.73	101.55	75.41	90.09	N/A	98,000	80,720	
4243	7	64.87	71.81	68.47	14.79	104.88	60.81	104.24	60.81 to 104.24	227,414	155,703	
4245	2	74.27	74.27	68.30	10.29	108.74	66.62	81.91	N/A	264,000	180,307	
4247	4	76.92	82.80	80.83	12.62	102.45	71.40	105.97	N/A	155,825	125,947	
4369	7	84.73	90.54	94.47	19.47	95.84	69.88	132.91	69.88 to 132.91	93,490	88,320	
4371	2	63.70	63.70	71.07	15.39	89.63	53.89	73.50	N/A	255,750	181,755	
4373	4	60.99	62.21	69.65	21.25	89.31	37.93	88.92	N/A	156,000	108,657	
4375	1	57.73	57.73	57.73			57.73	57.73	N/A	350,000	202,070	
4487	2	61.44	61.44	65.92	7.98	93.19	56.53	66.34	N/A	235,500	155,247	
4489	3	144.26	116.99	95.61	19.90	122.37	60.30	146.42	N/A	60,050	57,413	
4491	2	73.54	73.54	80.41	11.56	91.45	65.04	82.04	N/A	271,500	218,320	
4493	4	102.58	96.21	91.25	19.03	105.44	55.11	124.58	N/A	59,700	54,475	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5648

Type: Qualified

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AVG. Adj. Sales Price:	160,790	COD:	26.99	MAX Sales Ratio:	154.00			
AVG. Assessed Value:	120,001	PRD:	108.59	MIN Sales Ratio:	37.93			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0090												
01-0123	16	74.69	79.84	76.57	25.48	104.28	43.18	139.56	59.03 to 90.06	168,257	128,827	
65-0005												
65-0011	5	66.34	80.05	68.28	31.78	117.25	56.53	144.26	N/A	200,030	136,577	
91-0002	20	75.27	80.79	77.89	26.62	103.72	37.93	146.42	61.41 to 95.53	129,065	100,532	
91-0074	15	74.61	82.99	71.97	27.57	115.31	50.11	154.00	61.86 to 102.13	182,046	131,022	
NonValid School												
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540	
10.01 TO 30.00	1	56.53	56.53	56.53			56.53	56.53	N/A	20,000	11,305	
30.01 TO 50.00	2	63.30	63.30	66.92	21.70	94.58	49.56	77.03	N/A	40,350	27,002	
50.01 TO 100.00	14	67.46	74.48	66.96	31.04	111.21	37.93	146.42	53.89 to 103.83	56,484	37,824	
100.01 TO 180.00	21	86.74	88.00	80.42	20.99	109.42	48.27	144.26	74.60 to 102.13	125,130	100,633	
180.01 TO 330.00	10	69.99	75.17	70.03	22.83	107.33	50.11	132.91	56.92 to 95.53	274,905	192,528	
330.01 TO 650.00	7	73.80	79.84	76.24	16.11	104.72	60.81	113.19	60.81 to 113.19	390,714	297,875	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540	
DRY	4	68.14	67.92	65.01	7.46	104.48	60.81	74.60	N/A	228,370	148,452	
DRY-N/A	14	77.23	77.79	76.33	21.18	101.92	43.18	113.19	56.92 to 102.13	174,879	133,486	
GRASS	14	66.27	78.53	68.10	33.31	115.32	49.56	146.42	53.89 to 104.24	73,278	49,901	
GRASS-N/A	13	90.09	89.04	85.50	22.95	104.14	37.93	144.26	65.04 to 106.88	136,583	116,783	
IRRGTD	1	61.41	61.41	61.41			61.41	61.41	N/A	264,000	162,120	
IRRGTD-N/A	9	74.79	78.34	72.87	20.27	107.52	48.27	139.56	57.73 to 84.73	286,222	208,558	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

PA&T 2007 R&O Agricultural Statistics

Base Stat

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AVG. Adj. Sales Price:	160,790	COD:	26.99	MAX Sales Ratio:	154.00			
AVG. Assessed Value:	120,001	PRD:	108.59	MIN Sales Ratio:	37.93			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
DRY	11	73.80	77.19	70.53	16.51	109.45	56.92	105.97	60.81 to 102.13	223,752	157,807
DRY-N/A	7	75.41	73.10	80.70	23.05	90.58	43.18	113.19	43.18 to 113.19	128,645	103,818
GRASS	16	63.85	75.15	66.37	32.91	113.23	37.93	146.42	53.89 to 103.83	71,118	47,200
GRASS-N/A	11	90.29	95.87	87.86	19.27	109.12	60.30	144.26	73.50 to 132.91	151,234	132,872
IRRGTD	6	74.70	82.29	75.32	19.86	109.26	61.41	139.56	61.41 to 139.56	251,000	189,049
IRRGTD-N/A	4	69.89	68.19	67.83	21.74	100.53	48.27	84.73	N/A	333,500	226,212
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
DRY	18	74.20	75.60	73.25	19.27	103.20	43.18	113.19	60.81 to 86.74	186,766	136,811
GRASS	27	73.63	83.59	79.13	32.19	105.64	37.93	146.42	61.86 to 98.28	103,758	82,103
IRRGTD	9	74.61	76.05	69.66	21.20	109.18	48.27	139.56	57.73 to 84.73	261,000	181,813
IRRGTD-N/A	1	82.04	82.04	82.04			82.04	82.04	N/A	491,000	402,820
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
Total \$											
1 TO 9999	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
10000 TO 29999	4	90.56	94.27	94.68	45.53	99.57	49.56	146.42	N/A	25,625	24,261
30000 TO 59999	7	77.03	87.40	86.41	23.22	101.15	65.04	144.26	65.04 to 144.26	50,164	43,346
60000 TO 99999	14	78.42	75.88	77.23	27.33	98.24	37.93	106.88	53.89 to 104.24	74,777	57,753
100000 TO 149999	10	81.07	88.62	88.75	26.71	99.85	60.30	139.56	61.86 to 132.91	116,612	103,498
150000 TO 249999	8	81.89	84.34	83.69	13.74	100.78	64.87	113.19	64.87 to 113.19	211,852	177,294
250000 TO 499999	12	63.88	64.35	65.84	13.26	97.73	48.27	82.04	56.92 to 73.80	386,816	254,684
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540	
Total \$ _____												
1 TO 9999	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540	
10000 TO 29999	3	49.56	48.01	44.47	12.51	107.95	37.93	56.53	N/A	36,566	16,261	
30000 TO 59999	14	69.88	77.27	69.85	27.43	110.62	43.18	146.42	55.11 to 103.83	55,841	39,005	
60000 TO 99999	13	90.06	88.96	84.34	17.22	105.48	60.30	144.26	62.66 to 104.24	91,441	77,120	
100000 TO 149999	5	84.73	83.51	75.35	19.68	110.83	50.11	105.97	N/A	159,200	119,952	
150000 TO 249999	13	74.79	83.60	76.55	29.45	109.20	48.27	139.56	57.73 to 113.19	230,080	176,132	
250000 TO 499999	7	73.50	71.10	71.16	7.13	99.92	60.81	82.04	60.81 to 82.04	448,000	318,808	
ALL	56	74.60	81.04	74.63	26.99	108.59	37.93	154.00	66.62 to 84.73	160,790	120,001	

SPECIAL VALUE SECTION CORRELATION for Webster County

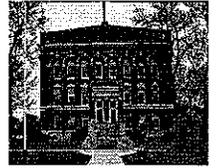
I. Special Value Correlation

Only a small portion of Webster County is affected by special value, for purposes of valuation the special value has been established using similar uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. For the assessment year 2007, all grass and the lower LCGs of dry received an increase. The upper LCGs of dry received a decrease. The recapture value was set, in relation to residential lots, in the areas where the land qualifying for special valuation was located. The assessor has met the criteria to achieve an acceptable level and quality of assessment for the agricultural class for the 2007 assessment year. It is the opinion that the level of value for special value in Webster County is equal to the uninfluenced agricultural level of value.

**SPECIAL VALUE SECTION
CORRELATION for
Webster County**

III. Recapture Value Correlation

There is no information available to suggest that the level of value is not in compliance. Due to the lack of any sales among the parcels designated with special valuation, there is no evidence to indicate that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable range.



Webster County Assessor

Sonja L. Krueger, Assessor
621 N. Cedar St.
Red Cloud, NE 68970
402-746-2717

February 1, 2007

Property Assessment & Taxation
Attention: Cathy Lang
1033 "O" Street, Suite 600
Lincoln NE 68508

RECEIVED

FEB 02 2007

NEBRASKA DEPARTMENT OF
PROPERTY ASSESSMENT & TAXATION

RE: Special Valuation

Methodology for determining recapture valuation of agricultural land: We figure the recapture valuation the same as we do the rest of the residential land within each market area. If I have enough sales I do a market analysis of the area. We do a printout of this pricing and write it on the front of the property record card.

Methodology for determining special valuation of agricultural land: Once a taxpayer comes in to request special valuation we go physically look at the land to determine the use. We figure the special valuation just as we do the rest of agricultural land. If I have enough sales I do a market analysis. We then do a printout of this pricing and write it on the front of the property record card.

Terra-Scan also shows both the recapture valuation and the special valuation.

An example of what this would be:

	Land	Imp	Total
2006	15,710	-0-	15,710
SPECIAL VALUATION			
2006	2,005	-0-	2,005

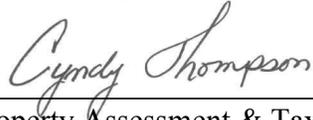
Sonja L. Krueger,
Webster County Assessor

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Webster County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9867.

Dated this 9th day of April, 2007.



Property Assessment & Taxation